

AN ORDINANCE

97201

**APPROVING THE GREAT SOUTH TEXAS INDUSTRIAL PARK
REINVESTMENT ZONE CONSISTING OF APPROXIMATELY 70
ACRES OF LAND LOCATED IN CITY COUNCIL DISTRICT 2 IN
THE GREAT SOUTH TEXAS INDUSTRIAL PARK AND HEB
DISTRIBUTION CENTER BOUNDED BY INDUSTRIAL PARK
DRIVE TO THE WEST AND SPACE CENTER DRIVE TO THE
SOUTH.**

* * * * *

WHEREAS, HEB Grocery Company, L.P. (hereinafter "HEB"), headquartered in San Antonio, is one of the largest independently-owned food retailers in the nation and has been serving Texas families for almost 100 years with over 275 stores and 50,000 employees; and

WHEREAS, HEB is the owner of an approximately 70 acre tract of taxable land located at 4710 N. Pan Am Expressway in the Great South Texas Industrial Park, said tract being more particularly described in Attachment A, attached hereto and incorporated herein; and

WHEREAS, HEB is scheduled to construct on said property an approximately 110,000 square foot new perishable distribution center (the "New PDC Facility") for storage and distribution of perishable grocery products and will also renovate and expand its existing meat plant to include the old perishable distribution center as well as 16,000 square feet of new construction, totalling 149,000 square feet upon completion (the "New Meat Plant") for processing and distributing meat products; and

WHEREAS, the New PDC Facility and New Meat Plant (the "Project") will facilitate increased distribution activities so that HEB may more fully serve the needs of Texas families requiring fresh meat and perishable grocery products; and

WHEREAS, in connection with the Project, HEB will invest approximately \$10,250,000 in real property improvements for the New PDC Facility in 2004 and approximately \$8,900,000 in real property improvements for the New Meat Plant in 2005, for a total estimated value of approximately \$11,300,000 in real property improvements upon completion, and will also create a total of 40 new jobs, while retaining approximately 402 existing jobs; and

WHEREAS, this Project qualifies under the City's Tax Phase-In Guidelines (the "Guidelines") as a regional distribution facility and further meets standards set out in the Guidelines for investment, jobs and wages; and

WHEREAS, the Project also supports the City's Strategic Plan for Enhanced Economic Development by encouraging retention and expansion of a successful local business and promoting revitalization in a targeted area of the City; and

WHEREAS, HEB has requested that the property location be designated as a Reinvestment Zone by the City pursuant to the Property Redevelopment and Tax Abatement Act of 1987, as amended; and

WHEREAS, the land is eligible to be a Reinvestment Zone, in part because it is in an area that is reasonably likely, as a result of the designation, to contribute to the retention or expansion of primary employment or to attract major investment in the area that would be a benefit to the property and that would contribute to the economic development of the City; and

WHEREAS, in accordance with the requirements set out in the Property Redevelopment and Tax Abatement Act of 1987 (the "Act"), notice of the requisite public hearing regarding the proposed designation of the Great South Texas Industrial Park Reinvestment Zone was previously published as required by the Act; and

WHEREAS, on February 13, 2003, the City held a public hearing in the Council Chambers at 114 W. Commerce for the consideration of an ordinance designating the Great South Texas Industrial Park Reinvestment Zone and considered evidence and testimony of interested persons for or against the designation; and

WHEREAS, the City hereby finds that the proposed Great South Texas Industrial Park Reinvestment Zone meets the requirements designated under the Act and that the Zone is in general conformance with the City Guidelines, which were adopted by Ordinance No. 93642 on March 22, 2001 and amended by Ordinance No. 95052 on December 13, 2001, together which establish the guidelines and criteria for municipal Tax Phase-In Agreements that may be entered subsequent to designation of a reinvestment zone; and


WHEREAS, the City Council also finds that it is in the best interest of the City of San Antonio to make the intended zone a Reinvestment Zone to induce desired and beneficial economic development in the area; **NOW THEREFORE:**

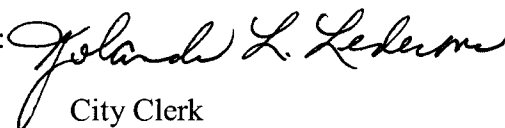
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:


SECTION 1. The land more particularly described in Attachment A, attached hereto and incorporated herein, is hereby designated as the Great South Texas Industrial Park Reinvestment Zone pursuant to the 1987 Property Redevelopment and Tax Abatement Act, as amended.

SECTION 2. This Ordinance shall be effective on and after the tenth (10th) day after passage hereof.

PASSED AND APPROVED this 13th day of February 13, 2003.


M A Y O R
EDWARD D. GARZA

ATTEST: 
City Clerk

APPROVED AS TO FORM: 
for City Attorney